Inspection Report

Prepared for:

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PROPERTY INSPECTION REPORT

Prepared For:	**Gary & Marilyn Coon**	
	(Name of Client)	
Concerning:	**6643 Autumn Sunset Lane, Spring, TX 77379**	
	(Address or Other Identification of Inspected Property)	
By:	**Robert White - TREC 6011**	**07/27/2011**
	(Name and License Number of Inspector)	(Date)
	(Name, License Number and Signature of Sponsoring Inspector, if required)	

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE

SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Start/Stop Time: 8:00 AM - 12:00 PM

Property Information: Single Family

Multi-Levels: Yes

Estimated Age: 2006 Home SF: 3664 Home is Vacant: Yes

Weather Conditions: Cloudy Temperature: 85-95

In Attendance: Client - Yes, Clients agent - Yes
Owner - No, Owners Agent - No
Others present - Termite inspector

Orientation Directions: **All directional references in the report as to right, left, front, back/rear are from a front view perspective of the home. Only items in bold print are marked as deficient or in need of service. These items should have further evaluation prior to close by a licensed or qualified contractor.**

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade, Post Tensioned Cable

Comments:

Information Notes: *Homes built with slab construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.*

Homes built on a pier & beam construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the home in a crawl space. Clearance of at least 18" is required to inspect a crawl space and the area is required to be dry at time of the inspection.

Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report.

Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

The judgment as to whether foundation performance is inadequate is subjective. Whether a house shows signs of damage due to foundation movement should have the foundation underpinned or not, is best made by a Professional Structural Geo-Tech Engineer. Professional Structural Geo-Tech Engineers who specialize in damage evaluations are qualified to provide unbiased professional opinions as to whether or not the foundation requires repair.

I recommend you go to the following two websites, www.houston-slab-foundations.info and www.foundationrepair.org , for additional information. These websites are written specifically for home buyers to provide reliable information concerning slab-on-ground foundations in the Greater Houston Area. The website contains a list of the most frequently asked questions on the performance and evaluation of slab-on-ground foundations.

Foundation Elevation - An interior slab elevation was taken using a "Digital Water Level" device, with the **left front corner of the living room used as the zero reference point. All measurements will be plus or minus from this location without** consideration of the different floor types.

This is used as a reference only to show the variations of how level the foundation is at time of the inspection and not a structural examination as to the performance of the foundation. There are many factors that can affect the measurements like, it is raining, a long dry spell, sprinkler system installed or not, poor drainage, etc. I am not structural engineer and make no claims as such.

The left rear corner of the living room is 0.0 inches.
The right rear corner of the living room is - 0.1 inches.
The right front corner of the living room is - 0.2 inches.
The left rear corner of the dining room is 0.0 inches.
The right rear corner of the dining room is 0.0 inches.
The left front corner of the breakfast room is - 0.2 inches.
The left rear corner of the breakfast room is - 0.9 inches.
The right rear corner of the breakfast room is - 1.2 inches.

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The right front corner of the breakfast room is - 1.0 inches.
The left front corner of the family room is - 0.1 inches.
The right front corner of the family room is - 0.2 inches.
The right rear corner of the family room is - 0.5 inches.
The right rear corner of the study is - 0.6 inches.
The right front corner of the study is - 0.3 inches.
The left rear corner of the garage is - 1.1 inches.
The right rear corner of the garage is - 1.2 inches.
The right front corner of the garage is - 6.1 inches.
The left front corner of the garage is - 6.3 inches.

The measurements indicated above show a variance of approximately +/- 0.7 inches. Slab foundations most often reveal some unevenness due to workmanship at the time of construction. Therefore, these measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement. Based on the floor measurements taken, it is my opinion the slab was reasonably level at time of the inspection.

The foundation appears to be providing adequate support for the structure based on a limited, visible observation. At the time of this inspection, there did not appear to be any evidence that would indicate the presence of significant deflection in the foundation. This opinion is not to be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.

Exterior

Comments:

Due to the circular grouting on two sides of the perimeter beam, the foundation appears to be a slab on grade with post tensioned cables. Visible areas of the foundation, exterior structure, and interior structure are inspected for indications of differential movement, which help the inspector determine the condition of the home.

The foundation bows out on the left side of the home. This typically indicates the forms were not properly braced at time of the pour. This is a not a structural issue.

☒ ☐ ☐ ☒ **B. Grading and Drainage** - *Comments:*

Types: flat lot

Information Notes: *With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.*

Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects.

Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.

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For any problem noted under issues, a complete evaluation of the lot draining system should be performed prior to close.

Exterior

Comments:

A partial gutter system is installed. Although a full gutter system is recommended to divert water away from the foundation on newer homes, on older homes it could change the soil condition, which may affect the foundation adversely and may require the services of a engineer trained in this area.

Issues:

One or more areas around the foundation has high soil that may allow water/insects into the home (soil grade should typically be four to six inches below the top edge of foundation with positive slop away from the foundation for proper drainage).

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Type(s) of Roof Covering: Composition
Viewed From: Viewd by walking roof
Comments:
Types: Hip, Gable

Roof Information Notes: *The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak.*

Life expectancy of a composition roof can range from 15 - 25 years, depending on the quality of the material. The low-end shingle is normally around 15 years. Shingles labeled as 30-40 year life expectancy, last approximately 20-25 years in the Houston area. It is best to replace a roof when signs of cracking, curling edges, brittle shingles, or signs of granular loss are observed.

Algae growth may be visible depending on the age of the roof. This may appear about 5-6 years after a roof is installed and has a brown or black appearance. This type of algae is transported through the air and tends to collect and grow upon roofing material. Algae discolorations are difficult to remove, but may be lightened by applying a solution of chlorine bleach, tri-sodium-phosphate and water. The effectiveness of such cleaning techniques is temporary and discoloration will most likely re-occur. If this is a concern I recommend contacting a company that specializes in this type of roof cleaning.

Typical maintenance is necessary on an annual or semi-annual basis. This generally consists of replacing loose or missing shingles and ridge caps as necessary.

The number and location of fasteners per shingle is not determined as this would require lifting the shingles and breaking the self seal adhesive bond.

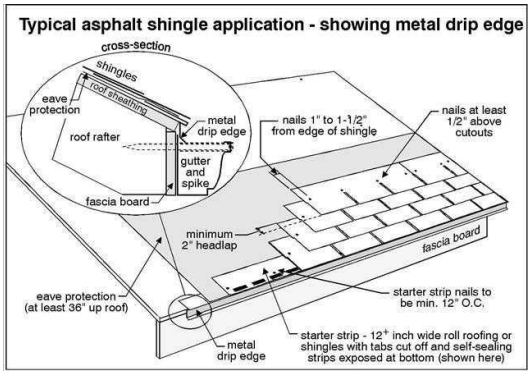
Flashing Information Notes: *It is recommended flashings be reviewed at least annually for damage. Leaks are most commonly found around flashings rather than through the shingles, unless the shingles are damaged or at end of life. Seals around plumbing vents can deteriorate, metal flashings can lift up, and sealant can dry and crack allowing moisture to enter the attic. Regular inspections of the flashing should be performed to detect problems before deterioration causes major damage.*

For any problem noted under issues, a complete evaluation of the roof system should be performed prior to close.

The roof was accessed by ladder and reviewed by walking the roof. Sometimes all areas of a roof can not be walked due to the slope of the roof but can be viewed from other areas.

Type of roof is a hip and gable construction with composition shingle. There appears to be one layer of roofing material installed.

The first row of shingles was correctly sealed to the starter row, which prevent the shingles from lifting during high winds.



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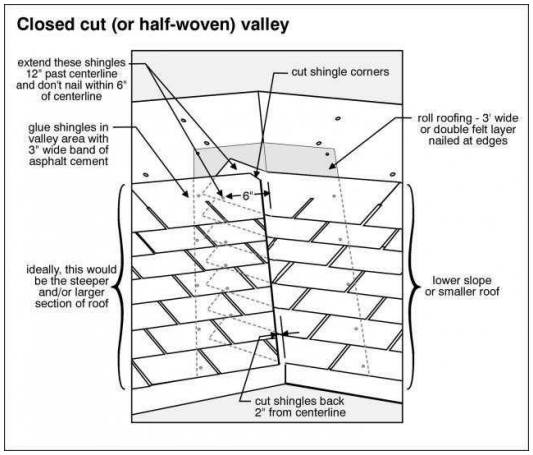
I	NI	NP	D

The cut edge of the valley shingles was sealed correctly, which prevent the shingles from lifting during high wind.



The roof flashings consist of galvanized metal flashing and rubber roof jacks.

The flashings appear to be in serviceable conditions at time of the inspection.

Attic ventilation is provided by soffit and static vents.

Issues:

Some of the ridge shingles are missing on the right front side of the roof; recommend review for repairs by a qualified roofing contractor.

Some of the roof shingles are damaged at various locations on the room; recommend review for repairs by a qualified roofing contractor.

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The home shows evidence of patching material applied to the shingles on the back of the patio roof. This is an indication of previous leaking; recommend consulting sellers for more information and review for correction by a qualified roofing contractor.

☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Viewed From: Viewed From Attic
Approximate Average Depth of Insulation: approx 8-10 inches
Approximate Average Thickness of Vertical Insulation: Unknown
Comments:
Information Note: *Not all areas of an attic are visible to an inspector due to inaccessibility. This is a limited review of what can be viewed from a safe platform.*

The attic stairway load rating is normally not know as the labels are missing. Some of the older stairways were only rated at 200lbs. Please check for missing nuts and bolts and check periodically to ensure for tightness or broken members of the stairs.

For any problem noted under issues, a complete evaluation of the roof structure should be performed prior to close.

Upper Attic
Comments:
The attic access location is in the upstairs hall.

The attic was entered and a visual inspection was performed. Not all areas of an attic are visible to an inspector due to inaccessibility. This is a limited review of what can be viewed from a safe platform.

Unable to access attic due to obstructions, low headroom or other reasons. Therefore client is aware this is a limited inspection of these areas; recommend review of the Seller Disclosure Statement regarding the condition of the attic.

Roof structure is composed of 2x4 truss systems. It is not possible to inspect every truss because of limited access.

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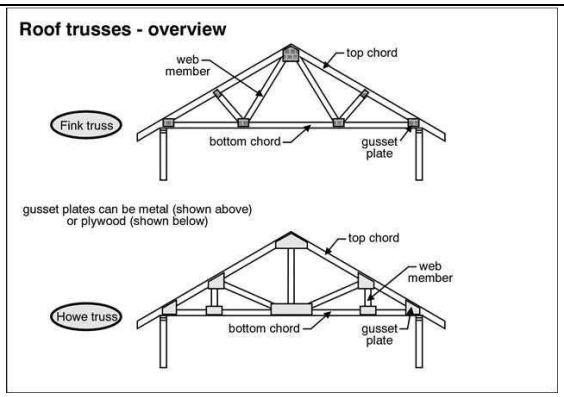

The roof sheathing is composed of Tech Shield Radiant Barrier.

The roof decking was installed with expansion clips between the sheathing joints. Expansion clips allow the roof sheathing to expand and contract without buckling and provide support between the sheathing.

The insulation in the attic consist of loose fill and/or batts. The average depth of the insulation is approximately 8-10 inches.

Issues:

Some of the bracing between the trusses is not secured properly; recommend repairs.

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☒	☐	☐	☒

E. Walls (Interior and Exterior) - *Comments:*
Types: Brick, Concrete Fiber Board

Information Notes: *If the interior walls/ceilings have recently been painted, this can hide previous water stains, cracks, or evidence of repairs. Client is advised to review seller's disclosure for additional information.*

If wallpaper or paneling is installed, these can mask problems like minor stress cracks, moisture, mold, and damage caused by wood destroying insects. It is advisable not to apply vinyl wallpaper on exterior walls of a room. Vinyl wallpaper does not allow the wall to breathe and can trap moisture inside the wall cavity. An inspector can only report on that which is visible, not on things that cannot be seen or covered over.

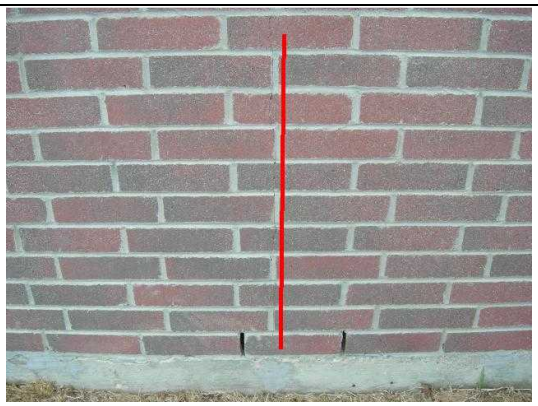
Walls through out the home may be limited to visible inspection due to drapes or furniture blocking the view of these areas. It is beyond the scope of this inspection to move furniture to view all areas of the walls; recommend consulting with sellers for additional information.

For any problem noted under issues, a complete evaluation should be performed prior to close.

The general condition of the interior walls appear to be in serviceable condition at the time of the inspection unless noted under the individual room comments or issues.

Exterior
Comments:
It is recommend to caulk the openings between the lap siding and the trim to prevent moisture entry.

Issues:
Slight stress cracks observed in the brick veneer wall on the left front side under the porch window, right front side of the home above the garage door, and right side of the home. This is an indication that previous deflection or thermo expansion has occurred at this location. Inspector is unable to determine when this occurred or if additional cracking is likely; recommend re-pointing (repairing) mortar to prevent moisture intrusion.



Game Room
Comments:
Observed slight cracks on the front wall in the game room, which is caused by slight movement, expansion and/or contraction of the framing. Appears to be primarily a cosmetic concern.

Master Bedroom
Comments:
Observed slight cracks on the right wall in the master bedroom, which is caused by slight movement, expansion and/or contraction of the framing. Appears to be primarily a cosmetic concern.

☒ ☐ ☐ ☐ **F. Ceilings and Floors** - *Comments:*
Types: Carpet, Ceramic Tile, Linoleum

Information Notes: *Flooring through out the home may be limited to visible inspection due to rugs or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture to view all areas of flooring; recommend consulting with sellers for additional information.*

For any problem noted under issues, a complete evaluation should be performed prior to close.

The visible areas of the floors appear to be in serviceable condition at time of the inspection unless noted under the individual room comments or issues. Furnishings and rugs prevent a full inspection -- do a careful check on your final walk-through.

Garage
Comments:
Common drying cracks observed, which is primarily a cosmetic concern; recommend sealing all cracks in the concrete to prevent water penetration as a routine maintenance effort.

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)** - *Comments:*
Types: Metal Clad, Metal Clad with Glass Panes

Information Note: Recommend having all locks re-keyed after Closing.

A moisture meter is used around every accessible exterior door checking for presence of moisture from the inside of the home. If moisture is found to be present, it will noted under the individual room comments or issues.

For any problem noted under issues, a complete evaluation should be performed prior to close.

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I	NI	NP	D

Exterior
Types: Metal Clad, Metal Clad with Glass Panes

Issues:
The entry door of the home, requires adjustment to the door strike plate to facilitate a tight seal.

The dead bolt door lock on the back door is missing; recommend replacing as needed to ensure security.

Garage
Comments:
Although not required, it is recommended the fire door between the garage and the interior of the house be equipped with an auto-closer device, like spring loaded hinges, to prevent automobile fumes from entering the house as a safety upgrade.

Laundry Room

Issues:
The laundry room door is binding against the doorjamb/threshold, which is not allowing the door to close properly.

Upstairs Right Rear Bedroom

Issues:
The right rear bedroom door does not latch properly; recommend adjusting the strike plate for proper operation.

☒ ☐ ☐ ☒ **H. Windows** - *Comments:*
Types: Metal/Vinyl Frame Double Pane

Information Note: *Every attempt is made to open and inspect every window to verify the operation if possible, but drapes and furniture may limit the ability to inspect all windows; recommend consulting with sellers for additional information.*

A moisture meter is used around every accessible window checking for presence of moisture from the inside of the home. If moisture is found to be present, it will be noted under the individual room comments or issues.

For any problem noted under issues, a complete evaluation should be performed prior to close.

Exterior
Types: Metal/Vinyl Frame Double Pane
Comments:
Thermopane windows are installed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to see broken seals.

Issues:
Some of the window screens are damaged or missing at the time of the inspection; recommend replacing.

Kitchen

Issues:

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I	NI	NP	D

The window spring for the window on the left rear wall is disconnected or broken; recommend repairs to restore proper operation.

Dining Room

Issues:

The window spring for the window on the left rear wall is disconnected or broken; recommend repairs to restore proper operation.

The window lock(s) are missing, damaged, or not latching for the window on the left rear wall; corrections are needed for security.

Entry/Halls/Stairs

Issues:

Unable to determine if the window is tempered safety glass on the front wall, beside the front door; recommend confirming the presence of safety glass at this location or replacement with safety glass if found not present to ensure safety.

Master Bathroom

Comments:

The window on the wall of the master bathroom is safety glass. Safety glass is required when a window is adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door and the bottom edge is less than 60 inches above the floor. Safety glass is also required when a window is less than 18" to the floor and more than nine square feet.

Upstairs Right Rear Bedroom

Issues:

The window spring for the window on the right wall is disconnected or broken; recommend repairs to restore proper operation.

Living Rom

Issues:

The window spring for the window on the right front wall is disconnected or broken; recommend repairs to restore proper operation.

Study

Issues:

The window spring for the window on the right rear wall is disconnected or broken; recommend repairs to restore proper operation.

The bottom portion of the window frame by the window latch is bent.

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☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)** - *Comments:*

Entry/Halls/Stairs
Comments:
The pony wall or half wall at the top of the stairs is slightly loose. This may continue to get worse if the wall is used to lean against or swing against going down the stairs.

Issues:
The stair risers are 7 3/4 - 8 1/4 inches and the tread depths are 10 inches. The maximum riser height should be 7 3/4 inches, measured from the leading edges of the adjacent treads and the minimum tread depth should be 10 inches, measured from the nose of the adjacent tread. The variance between each riser or tread should be no more than 3/8 of an inch.

For older homes, this is a caution note as some people have a greater depth perception and may cause them to trip using the stairs. If this is a new construction, it should be corrected.

☐ ☐ ☒ ☐ **J. Fireplace/Chimney** - *Comments:*
Information Note: *Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. We do not perform draft or smoke tests. If further review is desired, client is advised to consult with a qualified contractor prior to closing.*

A moisture meter is used on each side of a fireplace checking for presence of moisture. If moisture is found to be present, there will be a comment noted in the room section of the report.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports** - *Comments:*
Types: Concrete

☒ ☐ ☐ ☒ **L. Other** - *Comments:*

Exterior
Comments:
No problems observed with the sidewalks at time of the inspection.

The type of fence surrounding the home is wood.

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Issues:
Common fracture cracks observed in the driveway, primarily a cosmetic concern; suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

Master Bathroom

Issues:
Some of the cabinet door hinges are loose, corrections are needed for proper operation.

Upstairs Hall Bathroom

Issues:
The bottom shelf of the sink cabinet is moisture damaged; recommend corrections as needed. No moisture was detected at time of the inspection.

Kitchen

Issues:
The bottom shelf of the sink cabinet is moisture damaged; recommend corrections as needed. No moisture was detected at time of the inspection.

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels** - *Comments:*
Types: Circuit Breakers

Information Note: *Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close.*

For any problem noted under issues, a complete evaluation of the electrical system should be performed prior to close.

The electric meter is located on the left rear corner side of the home and the service entrance wires enter the meter by underground service.

The main service panel is located on the left rear corner wall of the exterior, is Manufactured by Cutler Hammer, the panel is rated for 200-amps, the main breaker size is 125-amps rated at 120/240 volts.

The service entrance cables are 1/0 AWG Aluminum rated for 125-amp breaker.

Overload protection provided by breakers.
Slots available to add breakers - Yes.
The panel is located on the left rear corner wall of the exterior.

Calculating the current amperage load to the electrical panel or electrical requirements for the home is beyond the scope of this inspection.

Information Note: Arc- Fault Circuit Interrupters (AFCI) are provided for the bedrooms. AFCI contain solid-state circuitry that recognizes the unique voltage, a current waveform combination that is the signature of an electrical arc (which cause fires), and opens the circuit when arcing occurs (turning power to the circuit off). This can be caused by a child inserting something metallic like a paper clip into the outlet or a loose wire connection. To restore power to the circuit, reset the tripped breaker located in the main electrical panel. This is required for homes built starting January of 2002.

The A/C condenser is connected to a 45-30 - breaker. The maximum breaker size for the condenser will be shown under the Cooling Equipment in Section Three.

Issues:
Recommend sealing the top and sides of all exterior electrical service panels and disconnects.

Anti-oxidizing compound was not used for the service wire connections to the main breaker in the main panel. Most manufacturers recommend using a corrosion inhibiting compound like, Blackburn CONTAX paste, Burndy Pentrox paste, and Pen-Union CUAL-AID. Anti-oxidizing compound is recommended by NECA/AA 104-2000 and National Electrical Installation Standard published by the National Electrical Contractors Association, which calls for anti-oxidant in section 3.1.2(c) of that standard or follow the manufacturer recommendation, This is a common problem found on approximately 98% of panels inspected; recommend contacting a licensed electrician for opinion.

Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built but TREC requires this to be checked as a deficiency. As of 2002 Arc-Faults were required for bedrooms and as of 2008 Arc-Faults were required for all habitable rooms. If the home was built prior to this, the home owners are not required to bring this up to current standards.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D

Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the " signature" of an electrical arc, and then open the circuit when arcing occurs. Like when a child inserts a paper clip into an outlet or there is a loose wire, which causes an electrical arc and possible fire. A licensed electrician should performed all upgrades if you plan on upgrading the home to Arc-Fault breakers.

Some of the electrical panel screws are missing. We recommend securing the panel cover with the appropriate type screws, to help assure safety and serviceability. Pointed screws, which can pierce the outer insulation causing electrocution, is a safety hazard.

The ground wire is disconnected to the exterior grounding rod clamp; recommend re-securing for proper grounding.

The interior dead front cover is missing for the A/C disconnect; recommend replacement by a licensed electrician for safety.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Information Note: *Ground Fault Circuit Interrupter (GFCI) outlet or circuit breaker protection is required in the garage, bathrooms, kitchen, all exterior outlets, and swimming pool or wet areas. GFCI's are designed to provide accidental shock protection in these areas.*

Older homes may not have GFCI protection, which is due to absence, improper installation, or was not required when the home was constructed. Homeowners are not required to upgrade to GFCI's if the home did not have them when constructed. This is a SAFETY HAZARD and a HIGHLY RECOMMENDED REPAIR ITEM! The Texas standards of practice for inspectors require us to mark this as a deficiency.

Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.

Starting in 2002, standards required smoke detectors to be installed in all bedrooms and halls adjoining bedrooms. The installed smoke detectors should be wired together so if one is triggered, then all detectors will sound.

In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and the batteries be replaced annually.

The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection therefore these items are not inspected or evaluated.

Starting in 2008, new standards require Tamper-Resistant receptacles. Tamper-Resistant receptacles help protect children from electrical injury if they try inserting a foreign object into a receptacle. Tamper-Resistant receptacles have a shutter mechanism that does not open, allowing access to the contacts unless a three-prong plug is inserted. If this house predates the adoption of this standard however, you should consider upgrading for improved safety. Homeowners are not required to upgrade if the home did not have them when constructed. For more information about Tamper-Resistant receptacles, visit: http://www.nfpa.org/assets/files/PDF/Fact%20sheets/TamperResistant.pdf

For any problem noted under issues, a complete evaluation of the electrical system should be performed prior to close.

The smoke detectors were functional at time of the inspection and are interconnected.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

This home is equipped with gas appliances. Inspector recommends adding carbon monoxide testers (1 minimum) should be added just outside the master sleeping room.

Issues:

Smoke detectors were "chirping" at the time of inspection; suggest changing batteries or repairs, as necessary, for safety.

Exterior

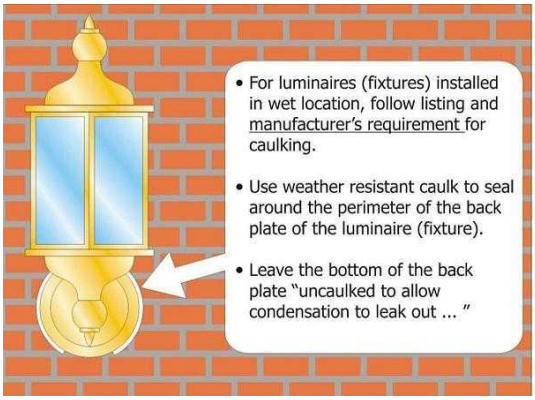
Comments:

Ground fault circuit interrupter provided for safety and was functional at time of inspection.

The GFI reset for the exterior receptacles is located in the garage and is functional at time of the inspection.

Issues:

Recommend sealing around all exterior light fixtures to prevent moisture from entering into the electrical junction box.



Extension cord used improperly as permanent wiring for the patio ceiling fan. Extension cords should not be used for permanent wiring due to fire safety concerns. It is unknown if this fan is rated for a damp location. Recommend installation of proper electrical wiring and receptacles to ensure safety by a licensed electrical contractor.

Garage

Comments:

Ground fault circuit interrupter provided for safety and was functional at time of inspection.

Issues:

The GFI on the left rear wall of the garage is broken and will not reset; recommend replacing.

Extension cord used improperly as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Recommend installation of proper electrical wiring and receptacles to ensure safety by a licensed electrical contractor.

Kitchen

Comments:

Ground fault circuit interrupter provided for safety and was functional at time of inspection.

Issues:

Some of the lights for the light fixture are not functional in the kitchen, possibly due to spent bulb; suggest client verify fixture for proper operation or have the fixture reviewed by a licensed electrical contractor.

Laundry Room

Comments:

The electric clothes dryer receptacle has a 4-prong type of receptacle. If your electric dryer has a different type cord, you should consult with an electrician about changing the cord to the correct type.

Dining Room

Issues:

Some of the lights for the light fixture are not functional in the dining room, possibly due to spent bulb; suggest client verify fixture for proper operation or have the fixture reviewed by a licensed electrical contractor.

Game Room

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

Issues:

The electrical outlet on the front wall in the game room is loose; recommend re-securing outlet.

The electrical outlet on the right wall in the game room is an ungrounded three prong receptacle. It is recommended the receptacle(s) be grounded.

Half Bathroom

Comments:

Ground fault circuit interrupter provided for safety and was functional at time of inspection.

The GFI reset for the bathroom receptacles is located in the master bathroom and is functional at time of the inspection.

Master Bathroom

Comments:

Ground fault circuit interrupter provided for safety and was functional at time of inspection.

Upstairs Hall Bathroom

Comments:

Ground fault circuit interrupter provided for safety and was functional at time of inspection.

The GFI reset for the bathroom receptacles is located in the master bathroom and is functional at time of the inspection.

Master Bedroom

Issues:

Some of the lights for the light fixture are not functional in the master bedroom, possibly due to spent bulb; suggest client verify fixture for proper operation or have the fixture reviewed by a licensed electrical contractor.

Upstairs Right Front Bedroom

Issues:

The electrical outlet on the right front wall in the right front bedroom is loose; recommend re-securing outlet.

Upstairs Right Rear Bedroom

Issues:

The light fixture globe is missing in the right rear bedroom; recommend replacing.

Upper Attic

Issues:

Open splices or bare wire observed on the left and back side of the upper attic, which is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shock or separation of the splice.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D

Living Rom

Comments:

The electrical outlet on the front and left wall, is controlled by a wall switch.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☒ ☐ ☒ **A. Heating Equipment**

Type of System: Forced Air
Energy Source: Gas
Comments:
***Information Notes**: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible.*

The rule of thumb for estimating heating capacity is 35 BTU/square foot for a new home and 55 BTU/square foot for an older home with 8-foot ceilings. For a complete evaluation, consult a licensed HVAC company.

The average life span of a gas heater is between 12-18 years, under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

Units should be serviced annually, heat exchanger inspected, burners inspected, blower motor, etc..

Carbon monoxide detectors have been proven to save lives. Client is advised to install carbon monoxide detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

Upper Attic
Comments:
The downstairs heating type is a forced air unit, Manufactured by Rheem, in 09/2006, Model No: RGPP-05EAUER, Serial No: G5D302F390600195, and BTU input/output is 50,000.

The upstairs heating type is a forced air unit, Manufactured by Rheem, in 10/2006, Model No: RGPP-05EAUER, Serial No: GH5D302F400600292, and BTU input/output is 50,000.

Issues:
The upstairs and downstairs furnace was inoperable at the time of inspection because the gas to the home was turned off.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of System: Electric, Central Air
Comments:
***Information Notes**: Evaluation of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission.*

Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading.

The average life span of an A/C condenser, in this area, is between 10-13 years under normal conditions. The purchase of a mechanical warranty package should be considered. Check with your Realtor for additional information.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

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Judging the sufficiency or efficiency of heating and/or cooling of air conditioning requires a technical evaluation of the structures heating/coiling system by a licensed HVAC company and therefore is beyond the scope of this inspection. We urge you to evaluate these systems prior to closing.

Units should be serviced annually, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages.

Recent US standards for A/C systems in effect as of January 2006 require newly installed systems to adhere to a SEER 13 energy rating guidelines. Manufacturers can no longer manufacture systems with a SEER rating less then 13. Systems currently in inventory with a less then SEER 13 rating can be repaired or installed until parts are no longer available. Manufactures anticipate available systems for new installation until the summer of 2006 and spare parts available for repairs for a number of years. Some manufacturers have indicated that new SEER 13 systems will be physically larger then prior systems and require reconfiguration of replacement systems; some manufactures have indicated that new system will be no larger and in some cases smaller then older systems.

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

The Air conditioning compressor/condenser is located on the left rear side of the home; evaporator coil is located in the downstairs and upstairs.

The downstairs A/C condenser unit is manufactured by Rheem, in 10/2006, Model No: RAPC-036JBZ, Serial No: 6992M430603566, capacity is 3 tons, Max/Min breaker size is 30 - amps.

The upstairs A/C condenser unit is manufactured by Rheem, Model No: RAPC-036JBZ, Serial No: 6992M430603567, capacity is 3 tons, Max/Min breaker size is 30 - amps.

The air conditioner was activated to check the operation of the fan motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy. If the units have not been serviced in the last year, recommend having a complete system check by a licensed HVAC technician.

The downstairs temperature rise/differential is 17 degrees, taken between the interior return of 68 degrees and the supply air of 51 degrees, which is within the 15 to 22 degree normal operating range.

The upstairs temperature rise/differential is 16 degrees, taken between the interior return of 70 degrees and the supply air of 54 degrees, which is within the 15 to 22 degree normal operating range.

The temperature differential between the room supply and home return air registers was measured using an infrared temperature device. I look for a temperature differential or temperature drop of at least 15°-20° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the temperature drop inside the home from the supply registers. What this means is the evaporator coil may be cooling properly, but if the duct system cannot provide the cold conditioned air into the rooms at the proper temperature and with adequate air volume, the total cooling system is not performing adequately.

When the supply ducts in the attic travel very long distances, lower temperature drops can be anticipated between the return air register and the supply registers because of heat gain over the length of the air ducts. Sharp bends in the ducts can reduce air flow and result in warmer supply air temperatures. Just because this may have a newer high efficiency systems does not necessarily achieve high temperature differentials. The temperature drop can vary with the type and size of the cooling equipment, outdoor air temperature and the blower speed. Equipment sizing, refrigerant pressure and blower speed are not part of this inspection. If you require a full system evaluation of the cooling system such as testing the system with pressure gauges, a licensed HVAC technician should be called.

The primary condensation drain line is located under the hall bathroom and master bathroom bathroom sink. Make sure this sink remains clog free for proper HVAC operation.

Issues:

Plants/shrubs should be kept 18 inches from outside unit as not to interfere with the system; recommend trimming or removing.

Upper Attic

Comments:

The downstairs A/C evaporator coil is Manufactured by AllStyle, Model No: ASFL3621A28E-V+S, Serial No: 7D17222S.

Note: Disassembly necessary to view the evaporator coils is beyond the scope of our inspection unless an access door is installed. If the coil has not been serviced in the last year, we recommend that a licensed air conditioning contractor review the system and make all corrections necessary to assure proper system operation.

The upstairs A/C evaporator coil is Manufactured by ASFL3621A28E-V+S, Model No: 7D17228S, Serial No: 7D17228S.

Note: Disassembly necessary to view the evaporator coils is beyond the scope of our inspection unless an access door is installed. If the coil has not been serviced in the last year, we recommend that a licensed air conditioning contractor review the system and make all corrections necessary to assure proper system operation.

The evaporator coil secondary overflow pan are installed and the drain line, exits over the upstairs and downstairs window of the home. If water is ever seen draining from this line, it is an indication of a possible problem with the primary drain or evaporator coil and a licensed HVAC contractor would need to be called for an evaluation.

Float switch **was not** installed on the upstairs and downstairs evaporator secondary overflow pan. Although not required, it is recommended to install switch to shut the A/C system off in the event the drain line for the overflow pan becomes blocked and the pan fills with water. This will eventually overflow causing damage to the ceiling.

Issues:

Recommend sealing gap around refrigerant line entrance to the upstairs evaporator coil to prevent loss of conditioned air.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Duct System, Chases, and Vents** - *Comments:*
Types: Ceiling Vents

Information Notes: *Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.*

For any problem noted under issues, a complete evaluation of the HVAC system should be performed prior to close.

Upper Attic
Comments:
The type of ducts used for the distribution/return system throughout the home is flexible insulated duct. Inspection of the interior air ducts is not part of the home inspection.

A Media Air Filter is installed between the blower and return air plenum in the attic, filter model is 20X25X4. The media filter should be checked at least every three months to see it it needs to be replaced. Average time between filters is 3-6 months. If a media filter is installed, remove all other filters in return air registers in the home. If a system is double filtered, it makes the system work harder and therefore shortens the life span of the equipment.

Issues:
The return air filter is dirty; recommend replacement for proper operation of the system.

Portions of plenum between the downstairs (heater/evaporator coil or evaporator coil/supply plenum) are not secured properly, which is allowing conditioned air to escape; recommend complete review and repairs by a licensed HVAC contractor to improve energy efficiency.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures**

Location of water meter: Right front yard
Location of main water supply valve: Right Side of the Home
Static water pressure reading: 50
Comments:
Types: CPVC Plumbing

Information Notes: *Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection.*

The supply hoses to the washing machine are not disconnected to check for presence of water nor are the shut off valves to plumbing fixtures operated because it may cause the valve to leak. We suggest caution when operating shut-off valves that have not been turned for a long period. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.

The refrigerator water supply for the ice maker is not tested if present; recommend consulting with the seller if there is a known problem with the water supply for the refrigerator.

As a precaution, the maximum water temperature should be no more than 120-130 degrees.

In some homes, the bathtub and showers are equipped with a pressure balance/thermostatic mixing control valve type of faucet. This type of faucet controls the temperature to prevent scalding. To avoid scalding water on contact, the high limit stops should be set for a maximum temperature of 120 degrees F. For new homes, check with the builder to ensure this was done.

Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

For any problem noted under issues, a complete evaluation of the plumbing system should be performed prior to close.

Water supply system appears to be provide by a public Municipality.

Issues:
Could not check the hot and cold orientation of the faucets in the home because the gas meter was turned off.

Exterior
Types: CPVC Plumbing
Comments:
CPVC supply lines installed in the home. CPVC is more prone to splitting during a freeze. Make sure lines are insulated in the attic.

At the time of inspection, water pressure was 50 PSI (Pounds Per Square Inch). If water pressure is beyond the normal range of 40 - 80 PSI, high pressure will put stress on joints, valves, and faucets which can lead to leaks; suggest review by a licensed plumber for installation/adjustment of a pressure regulator if pressure is above the recommend PSI.

The main shut-off valve is located on the right wall of the home.

Exterior hose bibs with backflow preventer appear to be functional with no leaks at time of the inspection. A back flow preventer prevents water from backing up from the hose to the potable household water.

Recommend insulating the water lines in the attic to prevent freezing when the temperature falls below thirty degrees.

Kitchen

Comments:

The kitchen sink fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

Issues:

The kitchen sink faucet aerator is either partially blocked or missing; recommend cleaning or replacing as needed.

The kitchen sink faucet drips.

Laundry Room

Comments:

The washing machine faucets are not leaking at time of the inspection.

Half Bathroom

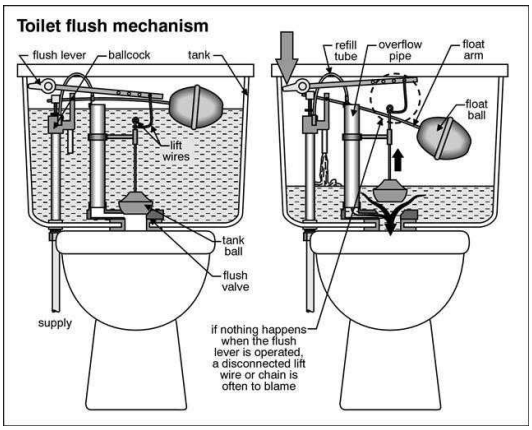
Comments:

The bathroom vanity fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

The bathroom toilet assembly is not leaking at time of inspection; all components appear to be working as intended.

Issues:

The toilet ball cock valve, located inside the toilet tank, is leaking around the top of the valve; recommend replacing by a licensed plumbing contractor.



Master Bathroom

Comments:

The bathroom vanity fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

The bathroom toilet assembly is not leaking at time of inspection; all components appear to be working as intended.

The bathroom tub fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

The bathroom shower fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

The bathroom shower surround is ceramic tile. It is recommended to apply a silicone sealant to the tile and grout periodically, to prevent moisture penetration to the underlying walls. No problems observed at time of the inspection.

The shower base is fiberglass, which requires periodic maintenance to prevent leakage. It is recommended to apply a silicone sealant to tile and grout periodically and review caulked areas of a cultured marble or acrylic base, to prevent moisture penetration to the underlying surface.

The shower base was filled with water and there were no indication of leaks observed around the shower base at time of the inspection.

Because an access panel was not installed and to prevent the possibility of water damage, the bathtub was not filled to verify if the overflow would leak at the overflow to tub connection. It is recommended to install an access panel to check for leaks periodically.

Upstairs Hall Bathroom

Comments:

The bathroom vanity fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

The bathroom toilet assembly is not leaking at time of inspection; all components appear to be working as intended.

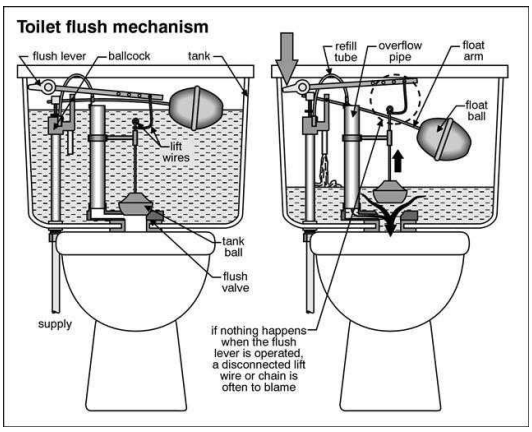
The bathroom tub fixture and faucet assembly are not leaking at time of inspection; all components appear to be working as intended.

The bathroom tub surround is fiberglass insert or panels; recommend caulking, at all corners, seams, and edges, be reviewed on a quarterly schedule to prevent moisture damage behind the panels. No problems observed at time of the inspection.

Because an access panel was not installed and to prevent the possibility of water damage, the bathtub was not filled to verify if the overflow would leak at the overflow to tub connection. It is recommended to install an access panel to check for leaks periodically.

Issues:

The toilet ball cock valve, located inside the toilet tank, is leaking around the top of the valve; recommend replacing by a licensed plumbing contractor.



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I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

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The flush handle is broken on the hall bathroom toilet; recommend replacing.

The bathroom tub stopper is missing; recommend adjustment or replacement for proper operation.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents** - *Comments:*
Types: PVC

For any problem noted under issues, a complete evaluation of the plumbing system should be performed prior to close.

The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where the system has not been connected to the public sewer system but remains an on-site system, client may wish to confirm sewer connection with the local building department or the property owner prior to closing.

The test to determine that waste lines do not leak is performed by running water into the fixtures, then inspecting for leaks while the water is draining. No solids are put into the system. Suggest Buyer consult with Seller regarding any potential in-house, septic line blockages.

Exterior
Comments:
The main waste clean out is located by the left front of the home.

Kitchen
Comments:
Flow and drainage was serviceable at the time of inspection. No leaks detected at time of inspection.

Laundry Room
Comments:
The laundry room drain for the washing machine **is not** checked for flow and drainage; recommend consulting with the seller for any know problem.

Half Bathroom
Comments:
Flow and drainage was serviceable at the time of inspection. No leaks detected at time of inspection.

Master Bathroom
Comments:
Flow and drainage was serviceable at the time of inspection. No leaks detected at time of inspection.

Issues:
Access panels are not installed to view the bathtub drain assemblies. If access panels are not present, the inspector is unable to determine the integrity of the drain lines and fittings. Newer homes, where joints are glued, are not required to install access panels. If possible, recommend installing an access panel for periodic review for leaks.

Upstairs Hall Bathroom
Comments:
Flow and drainage was serviceable at the time of inspection. No leaks detected at time of inspection.

Issues:
Access panels are not installed to view the bathtub drain assemblies. If access panels are not present, the inspector is unable to determine the integrity of the drain lines and fittings. Newer homes, where joints are glued, are not required to install access panels. If possible, recommend installing an access panel for periodic review for leaks.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D

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C. Water Heating Equipment

Energy Source: Gas
Capacity: Water Heater Capacity 40 Gal
Comments:
Information Note: *The average life for a water heater is between 10 & 12 years under normal conditions.*

Garage

Comments:
The water heater is located in the garage, Manufactured by Rheem, in 11/2006, Model No: RHLN1106528427, Serial No: 22V40SF. Water heater capacity is 40 gallons.

Noted for location: The TP&R valve and drain line exit point is located on the right side of the home. If water is ever seen coming out either of these pipes, a licensed plumber should be contacted for a full water heater review.

The overflow pan for the water heater appears to be in serviceable condition at time of the inspection.

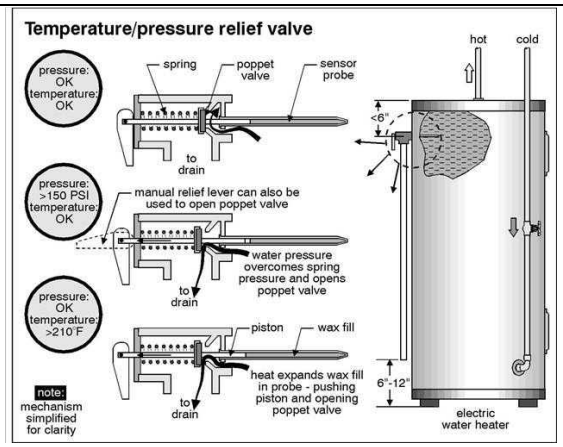
This is a newer model water heater with a sealed combustion chamber and external igniter to light the pilot.

Issues:
The drain termination for the temperature pressure relief valve should be pointing downward and the exposed plastic pipe should be painted to prevent deterioration from the sun; recommend repairs.

The temperature and pressure relief valve was not operated due to the age of the unit or the lever would not operate easily. In most cases, the valve will not reset under these conditions, which would allow water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear. The safety relief valve should be inspected by a licensed plumber every 3 years. If this has not been done, it is recommended to replace this relief valve.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D



☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment** - *Comments:*

Information Notes*: The National Standards that cover the construction of hydro-massage therapy tubs states that no hydro-massage bathtub circulation system can fully drain. Bathing in a hydro-massage tub that has not been properly maintained, exposes the bather to the residue and bacteria of all past users. Research has demonstrated that hydro-massage bathtub circulation systems can only be properly cleaned with the use of specialized equipment that will heat, convey, and concentrate cleaning solutions (detergents, de-scaler, and disinfectants) throughout the entire circulation system.*

It is recommended that you contact the manufacturer of the hydro-massage tub for proper cleaning instructions of the jets, supply hoses, and air controls or call a local company qualified in cleaning the hydro-massage tub.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

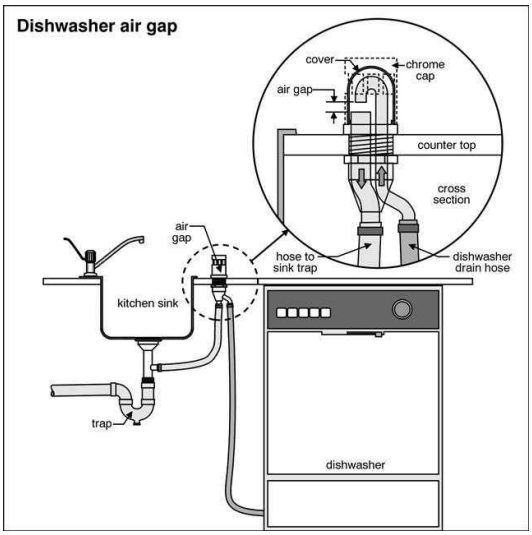
I	NI	NP	D

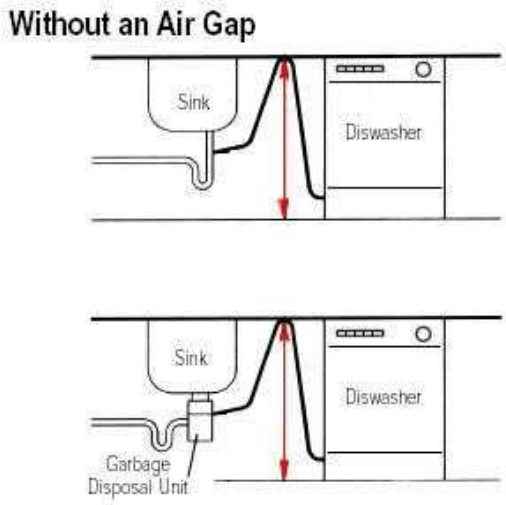
V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwasher** - *Comments:*

Kitchen
Comments:
The dishwasher is Manufactured by Whirlpool, Model No: DU1055XTP84, Serial No: FT3524912.

The dishwasher drain line has a high loop or an air gap is installed.





Unit performed as expected on the Normal Wash cycle. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit on other cycles, as desired, prior to closing. The door seal was secure and appeared not to be leaking and the heating element appeared to be working.

☒ ☐ ☐ ☐ **B. Food Waste Disposer** - *Comments:*

Kitchen
Comments:
The waste disposal is Manufactured by Whirlaway, Model No: Not Visible, Serial No: 006-12911-59.

The waste disposal was functional at time of the inspection.

☒ ☐ ☐ ☐ **C. Range Exhaust Vent** - *Comments:*

Kitchen
Comments:
Range hood is an updraft type, is properly vented to the outside, and appears to function according to it's design and purpose on low and high settings.

The exhaust vent fan is built in to the microwave unit.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	
☒	☒	☐	☒	**D. Ranges, Cooktops, and Ovens** - *Comments:* *Types: Gas*

Kitchen
Types: Gas
Comments:
The range/oven Manufacturer is Whirlpool, Model No: SF362LXB, Serial No: RT4630252.

The range/oven is a freestanding unit. An anti-tip bracket was provided for the range. Texas State Inspection Standards require this be reported as a recognized Safety Hazard in need of repair if not installed.

The oven door appeared to be in serviceable condition at the time of the inspection

The oven door gasket(s) appeared to be in serviceable condition at the time of the inspection.

This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with seller prior to closing.

Issues:
The range/oven was not inspected as the power/gas was turned off.

☒	☐	☐	☒	**E. Microwave Oven** - *Comments:*

Kitchen
Comments:
The microwave Manufacturer is Whirlpool, Model No: MH1170XSB-0, Serial No: TR4689900.

Built-in microwave ovens are tested, using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

Issues:
The microwave did not operate properly at time of inspection. Did not heat like it should; recommend review by a qualified appliance contractor for repair or replacement as necessary.

☐	☐	☒	☐	**F. Trash Compactor** - *Comments:*

☒	☐	☐	☐	**G. Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:*

Half Bathroom
Comments:
The bathroom exhaust fan was operational at time of inspection.

Master Bathroom
Comments:
The bathroom exhaust fan was operational at time of inspection.

Upstairs Hall Bathroom
Comments:
The bathroom exhaust fan was operational at time of inspection.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D
☒	☐	☐	☐

H. Garage Door Operator(s) - *Comments:*
Types: metal roll up

Information Note: *It is recommended that all remote controlled garage door openers be reprogrammed after closing to ensure safety of persons and personal belongings.*

Garage
Types: metal roll up
Comments:
The garage door opener was functional with no problems observed.

The garage door opener(s) is equipped with safety reverse devices (electronic eyes and auto reverse resistance), which operated properly when tested at time of inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

I	NI	NP	D
☒	☐	☐	☐

I. Doorbell and Chimes - *Comments:*

Exterior
Comments:
The front porch doorbell is functioning at time of inspection.

I	NI	NP	D
☒	☐	☐	☐

J. Dryer Vents - *Comments:*

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Lawn and Garden Sprinkler Systems** - *Comments:*

Information Note: *There should be a check valve installed for the sprinkler system to prevent water in the sprinkler lines from backing up into the potable water supply. This check valve is normally buried where the sprinkler water line is connected to the water line to the home just past the water meter and therefore is not visible.*

For any problem noted under issues, a complete evaluation of the sprinkler system should be performed prior to close.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

Information Note: *The chemicals used in maintaining a pool are hazardous under certain conditions. Keep all chemicals locked up to prevent children and pets from coming into contact with them.*

Chlorine mixed with other items can cause a flammable condition, read the warning labels carefully when using these products. Do not store chlorine and acids together.

Do not store chlorine or other chemicals near any electrical components, especially the main electrical panel as chlorine is very corrosive to copper.

For any problem noted under issues, a complete evaluation of the pool system should be performed prior to close.

☐ ☐ ☒ ☐ **C. Outbuildings** - *Comments:*

☐ ☐ ☒ ☐ **D. Outdoor Cooking Equipment**

Energy Source:

Comments:

☒ ☐ ☐ ☒ **E. Gas Supply System** - *Comments:*

Exterior

Comments:

The gas meter is located on the right side of the home. The main gas shut off valve is located at the meter.

Issues:

Unable to operate gas appliances because the gas is turned off at the meter. Recommend complete test of all gas appliances for leaks after the gas is restored to the home.

Upper Attic

Comments:

Fuel type is gas with shut-off valve for the heater and water heater. A sediment trap is installed on the gas line for this appliance.

Kitchen

Issues:

The gas shutoff valve was installed behind the range/oven, which is not readily accessible. Current standards require the shutoff valve be provided with ready access according to the IRC.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	

G2420.1.3 (409.1.3) Access to shutoff valves. Shutoff valves shall be located in places so as to provide access for operation and shall be installed so as to be protected from damage.

Laundry Room
Comments:
The laundry room has gas (with shut-off valve) connection for the dryer.

❑	❑	☒	❑	**F. Private Water Wells** (A coliform analysis is recommended.) *Type of Pump:* *Type of Storage Equipment:* *Comments:*
❑	❑	☒	❑	**G. Private Sewage Disposal (Septic) Systems** *Type of System:* *Location of Drain Field:* *Comments:*
❑	❑	☒	❑	**H. Whole-House Vacuum Systems** - *Comments:*
❑	❑	☒	❑	**I. Other Built-in Appliances** - *Comments:*

Additional Comments

Deficiency Issues: For any problem noted under issues, a complete evaluation of that system should be performed prior to close. A complete review is recommended because there are areas an inspector can not inspect, like the HVAC system. There are many checks home inspectors can not perform because inspectors do not have the tools and are not licensed in that profession. Home inspectors are generalist and will recommend review by a specialist if problems are found..

Mold Disclaimer - Your home inspection report may note the presence of moisture, mold, mildew, or fungus, on visible surfaces. The home may have excessive moisture issues, which may be undetectable at the time of inspection because of lack of rain or a plumbing problem that only occurs when a tub, sink, etc. is drained. Mold may be lying in inaccessible areas such as wall cavities or under floor coverings. These conditions might lead to mold under the right circumstances. **The ability to detect mold in all areas is beyond the scope of the home inspection.** Anytime an inspector notes the presence of moisture, staining and/or a mold or mildew condition we suggest maintenance be performed to correct the condition.

Home Inspectors are not industrial hygienist and therefore lack the qualifications or ability to evaluate mold to determine if it may carry any health risks. **If you are concerned about the presence of mold, it is strongly recommended that a qualified mold inspector be consulted before close of escrow.**

Pest Disclaimer - Your home inspection report may note the presence of wood destroying insects, rodent droppings, ants, and/or other types of pests. Even if these were undetected, they may become visible in the future, or they may be lying in inaccessible areas, such as wall cavities or under floor coverings.

This Inspector is not a Structural Pest Control Services licensee with the Texas Department of Agriculture and is not qualified or permitted by law to identify a present or previous infestation of termites or other wood destroying organisms, or identify termite damage or other damage resulting from an infestation of any wood destroying organism. Identifying the presence of such damage is excluded from this inspection and report, including damage which may be revealed in the course of repair, remodeling or replacement work. A termite inspection of the premises should be performed by a Structural Pest Control Services licensee with the Texas Department of Agriculture. If the house has been infested by termites or other wood destroying insects, then it can be assumed that some degree of damage is present. The extent of any such damage can only be known by removing wall coverings in suspected areas. The decision to undertake any invasive or destructive inspection is left to the parties of the transaction and not the inspector.

Appliance Recalls - As manufacturers develop and learn about their products, various installation and operation details continually change. Product recalls are very common with kitchen appliances, which mean it is wise to keep track of current recalls. An excellent source is the Federal Consumer Product Safety Commission. They maintain a comprehensive list at the website www.cpsc.gov/cpscpub/prerel/category/appliance for your reference.

Occupied Homes - This is a limited review of many areas in the home. Efforts are made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.

Vacant Homes - Often, it is not possible to know the period of time a home has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for long periods, it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes, and tubs for wet conditions during this same period.

Condo/Townhouse - Typically, exterior and common area items are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws to determine the scope of responsibility regarding these items prior to closing.

Inspection Disclaimer - AS INDICATED IN MY INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY, NEW PAINT THAT MAY HIDE STAINS, INACCESSIBLE AREAS, AREAS CONCEALED BY FURNITURE, FLOOR COVERINGS, ETC., WILL ALWAYS AFFECT THE INSPECTION PROCESS. THE INSPECTION IS LIMITED BY WHAT IS VISIBLE AND ACCESSIBLE AT TIME OF THE INSPECTION. CONDITIONS OF THE PROPERTY MY CHANGE AFTER THE INSPECTION DUE TO THE SELLER OR WEATHER CONDITIONS. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY

CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE. WE STRONGLY RECOMMEND REVIEW OF THE PROPERTY PRIOR TO CLOSING.

This inspection and report is prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

PHOTOS: The pictures in this report are not intended to represent all conditions present. They are a representation of circumstances visible but not limited to the specific photo. There may be other similar repairs that need to be made.

HOME SERVICE WARRANTIES: These warranty services are very popular but they may have restrictions under which a claim is paid. Minor deviations from the manufacturer's installation instructions, that are not normally revealed in a general inspection, may be cause for denial of a claim. Do not expect these warranty services to cover all of your problems, particularly with aging systems. Refer to the respective warranty documents for coverage limitations.

EDITING ERRORS - REPORT INTERPRETATION: This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make the necessary correction and provide you with a replacement page(s). If you do not understand certain comments or recommendations for corrective action, **call me prior to closing the transaction for clarification.**